025.0	0004	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	974,900 /	974,900
USE VALUE:	974,900 /	974,900
ASSESSED:	974,900 /	974,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSEN ROSE--TR
Owner 2:	C/O EYE ASSOCIATES
Owner 3:	
Street 1:	172 CAMBRIDGE STREET
Street 2:	ADAMS REALTY TRUST
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,322 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Aluminum Exterior and 2919 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5322.000	552,400	5,100	417,400	974,900
Total Card	0.122	552,400	5,100	417,400	974,900
Total Parcel	0.122	552,400	5,100	417,400	974,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.04 | /Parcel: 334.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	16636
GIS Ref	
GIS Ref	
Insp Date	08/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 025.0-0004-0007.0

!2049!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	552,400	5100	5,322.	417,400	974,900	974,900	Year End Roll	12/18/2019
2019	104	FV	408,100	5100	5,322.	443,400	856,600	856,600	Year End Roll	1/3/2019
2018	104	FV	408,100	5100	5,322.	323,500	736,700	736,700	Year End Roll	12/20/2017
2017	104	FV	382,200	5100	5,322.	281,700	669,000	669,000	Year End Roll	1/3/2017
2016	104	FV	382,200	5100	5,322.	240,000	627,300	627,300	Year End	1/4/2016
2015	104	FV	339,600	5100	5,322.	234,800	579,500	579,500	Year End Roll	12/11/2014
2014	104	FV	339,600	5100	5,322.	193,000	537,700	537,700	Year End Roll	12/16/2013
2013	104	FV	353,700	5100	5,322.	183,600	542,400	542,400		12/13/2012

PRINT

Date	Time
12/10/20	17:33:32

LAST REV

Date	Time
09/13/18	11:29:01
apro	

USER DEFINED

Prior Id # 1:	16636
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2049

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18845-104		1/1/1988		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2018	451	Alterati	16,520	C				
10/4/2016	1217	Inter Fi	66,000	O				unit 2 bath+kitch
6/8/2009	455	Re-Roof	6,400					
8/12/1994	412	Manual	7,000					ROOFING/GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	CC	Chris C
5/14/2009	Measured	372	PATRIOT
10/4/1999	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5322		Sq. Ft.	Site		0	80.	0.98	1			Med. Tr	-10					417,356						417,400	

Total AC/HA:	0.12218	Total SF/SM:	5322	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	417,356	Spl Credit		Total:	417,400

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

BATH FEATURES

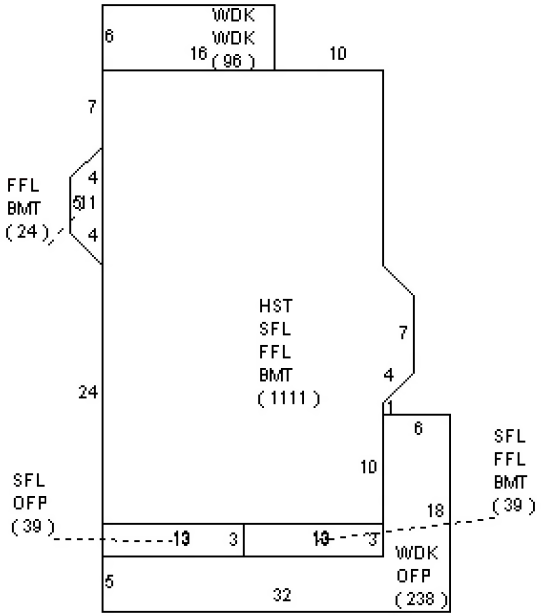
Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00977385
Const Adj.:	0.99980003
Adj $ / SQ:	171.627
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678640
Depreciation:	126227
Depreciated Total:	552413

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.63
Special Features:	0	Val/Su Net:	115.08
Final Total:	552400	Val/Su SzAd	189.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,189	171.630	204,065
BMT	Basement	1,174	51.490	60,447
FFL	First Floor	1,174	171.630	201,490
HST	Half Story	556	171.630	95,339
WDK	Deck	430	8.320	3,579
OFP	Open Porch	277	22.450	6,219

Net Sketched Area:	4,800			Total:	571,139
Size Ad	2918.5	Gross Are	5355	FinArea	2919

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1911	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100